

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

WILLIAM HAIGHT, SP 2012-BR-037 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of carport 7.54 ft. from side lot line. Located at 9119 Saranac Ct., Fairfax, 22032 on approx. 16,887 sq. ft. of land zoned R-2. Braddock District. Tax Map 69-2 ((6)) 23. Ms. Gibb moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on September 12, 2012; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. This first came as a request for a variance, and the applicant has reworked it as a special permit.
3. The Board has a favorable staff report.
4. The impact of the carport itself into the side yard seems minimal since it is just actually one corner of it.
5. The fact that it is in front of a garage has prompted discussion, but it is going to be located on the existing driveway.
6. The cars are parked out front anyway and will cover up the cars.
7. There is testimony that the neighbors on the side of the property that adjoins the garage are supportive, as are neighbors across the street.
8. There has been an attempt to make the carport aesthetically consistent with the home and the garage.
9. Based on the recommendation of the staff and the lack of any opposition from the neighbors, it probably is compatible with the neighborhood.
10. The Board has determined that Paragraphs 1 through 6 have been met.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:


1. This special permit is approved for the location and size (approximately 256 square feet) of the carport, as shown on the plat prepared by James A. Afful, Professional Land Surveyor, dated June 1, 2011 as revised through May 1, 2012, submitted with this application and is not transferable to other land.
2. The carport addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
3. A building permit for the carport shall be obtained prior to construction and final inspections shall be obtained and approved.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Beard seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

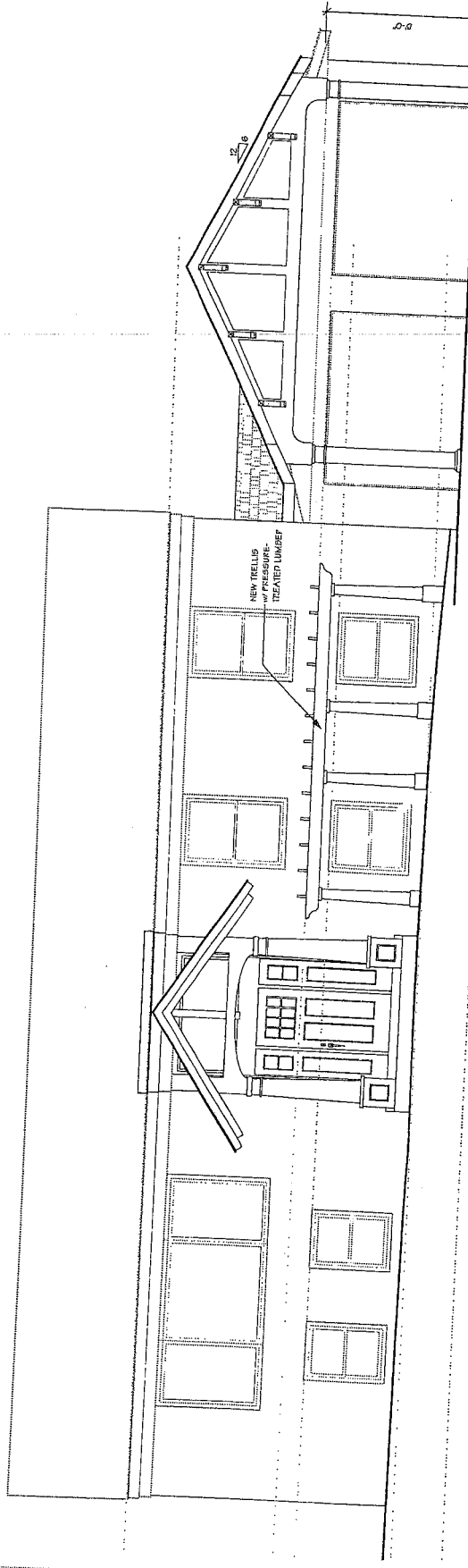

Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals



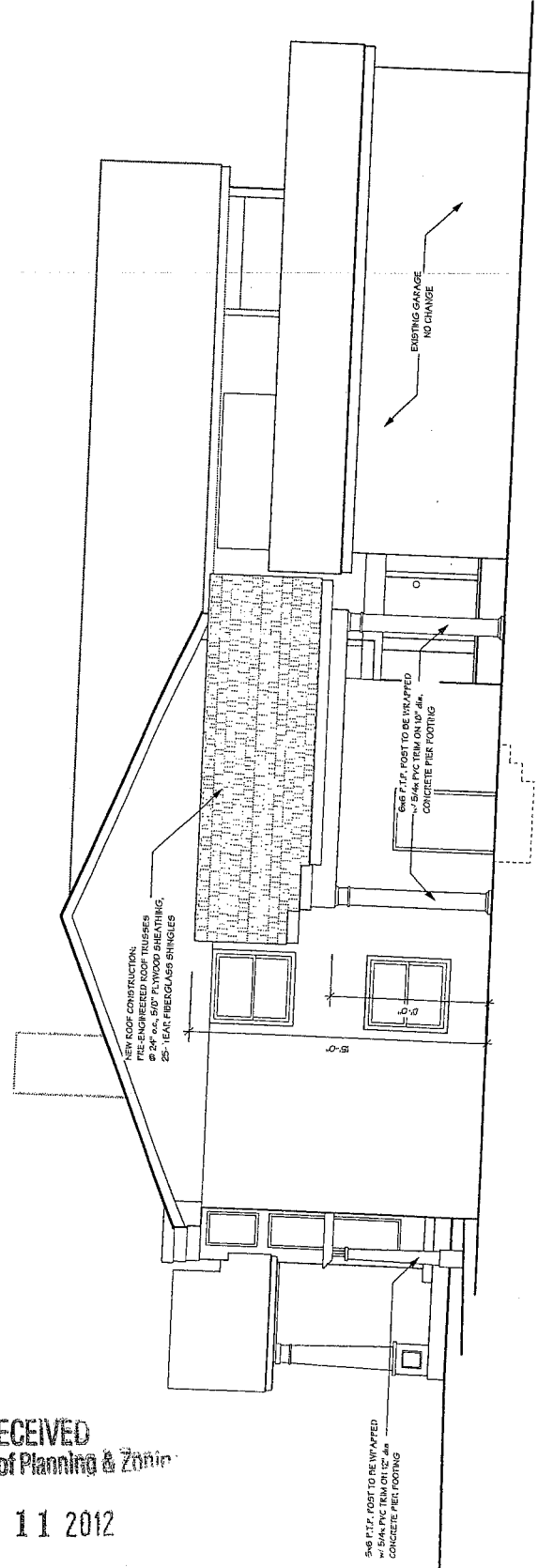
Case
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 Suite 40
 Fairfax, VA 22032
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Haight Residence
 9119 Saranac Court
 Fairfax, VA 22032

| Drawing No. | Date |
|-----------------------|----------|
| CONTRACT | 04/11 |
| Proj. Number: | 102444 |
| Proj. Designer: | D. VON |
| Arch. Proj. Designer: | C. SHOR |
| Proj. Manager: | J. WOOD |
| Date: | 12/05/11 |
| Sheets | 4 |
| OF | 4 |
| EXPOSED ELEVATIONS | |



PROPOSED FRONT ELEVATION
 Scale: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
 Scale: 1/4" = 1'-0"

RECEIVED
 Department of Planning & Zoning
 JUN 11 2012

Zoning Evaluation Division